



The Rose Inn

Ref: 8856049

The Green, Wickhambreaux, Canterbury, CT3 1RQ

Freehold: OIEO £599,995

- Located in a beautiful Kent village
- Close to the historic City of Canterbury
- Highly characterful internal trading areas
- Large trade garden with outside bar
- Two bedroom owners' accommodation
- Energy Rating D



The Rose Inn is a very attractive 16th Century, Grade II Listed property, full of charm with wooden beams, exposed wooden flooring and open fireplaces.

Location

Wickhambreaux, pronounced 'wick-ham-brew', is situated in the valley of the Little Stour and is considered to be one of East Kent's most beautiful semi-rural villages. The village can be found just off the A257 Sandwich Road, five miles from the cathedral city of Canterbury, one of the UK's most visited cities.

The village retains its old pattern of church, manor house, rectory, coaching inn (The Rose Inn) and water mill surrounding the green. Many buildings are of architectural interest and a walk through the village reveals further fine examples of Elizabethan, Georgian and Victorian architecture.

Ground Floor

The trading area is based around the focal point of the centralised bar in a u-shape. There are tables, chairs and booth seating around the trading area, together with a fully functioning fireplace at each end.

The commercial kitchen is a good size and is located to the back of the property.

Fixtures & Fittings

All trade fixtures and fittings will be included in the sale.



Owner's Accommodation

The owners' accommodation is situated over the first and second floors and offers two double bedrooms, a bathroom and a large open plan living room with kitchen area.





External Details

To the side of the pub is a large trade garden with an outside bar and wooden bench tables, together with further outdoor seating to the front of the property.

Trading Information

The pub is currently let, so no recent trading data is available. Some historic data from when the freeholders operated the business themselves can be made available after a formal viewing.

Regulatory

Premises Licence.



The Opportunity

The business has built up a good reputation among both the local and wider community. It represents a great opportunity to purchase a notable public house in this area, either for a new owners to operate the business themselves, or for an investor to create a formal lease to the current tenant.

Business Rates

The rateable value for the property from 1 April 2023 is £18,900. This is not what you will pay in business rates, but the Local Authority uses the rateable value to calculate what business rates are payable.



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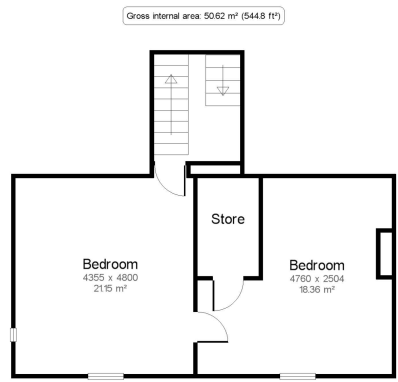
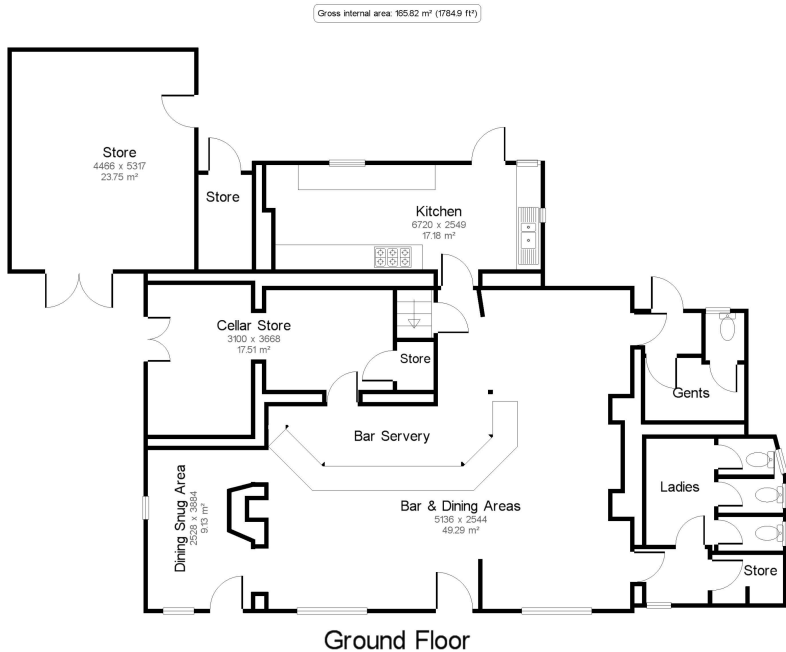
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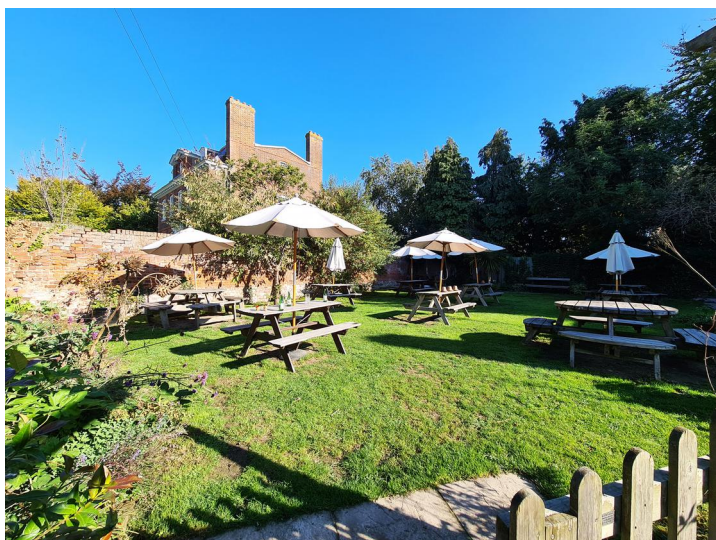
Project: **Floor Plans**

The Rose Inn
 The Green
 Wickham/breastick
 Camberley
 KT11 1JZ

Drawing No: 8888-20-JUL-23
 Drawing Title: Floor Plan
 Drawing Date: 2023
 Drawing Size: @A1



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Contact

No direct approach may be made to the business. For an appointment to view, please contact the vendor's agent:

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Business Agent - Pubs & Restaurants

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E:keith.bridgen@christie.com

Winchester



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